

February 11, 1994 LB 883

which is the seller. Now if the parties agree then that agent can represent both and have a dual relationship. The idea behind the bill is that there is full disclosure, so that if the agent is representing the seller then he discloses that. If he's representing both the buyer and the seller, he discloses that in the form of a document that the purchaser would be signing. So the idea is disclosure. It's a consumer bill in which full disclosure is in the best interest of the public. I urge the advancement of the bill. Thank you.

SENATOR HALL: Thank you, Senator Abboud. Senator Crosby, your light is next.

SENATOR CROSBY: Thank you, Mr. President. And, Senator Abboud, I just want to ask you a quick question. I had a real estate constituent come to me and he had looked at this bill. And the question is, during the research and so on, did anyone, or are you familiar with the Colorado facilitators law that they have in Colorado having to do with real estate agents? It's, I think in Section 16, having to do with representation by an agent for the seller and the buyer both, and that kind of thing in particular.

SENATOR HALL: Senator Abboud.

SENATOR ABBLOUD: I'm not familiar with that Colorado law.

SENATOR CROSBY: Okay, so that didn't come up in your hearing or anything.

SENATOR ABBLOUD: No.

SENATOR CROSBY: So, maybe between now and Select File I'll ask my office to look at it and visit with your counsel and so on to be sure that if there's anything there that might help. Okay?

SENATOR ABBLOUD: Thank you.

SENATOR CROSBY: Thank you.

SENATOR HALL: Thank you, Senator Crosby. Senator Landis, your light is next.

SENATOR LANDIS: Thank you. Mr. President, and members of the Legislature, I support Senator Abboud's measure. The essential